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NORTHWEST HISTORY

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The British Columbia Mills, Timber & Trading Company

Head Office : Vancouver, British Columbia



DAILY CAPACITY:

500,000 ft. Lumber

200,000 Shingles

600 Doors

100,000 lin. ft. Mouldings

And Other Products

BRANCHES:

Hastings Saw Mill, Vancouver

Moodyville Saw Mill, Burrard Inlet

Royal City Mills, Vancouver

Saw Mills, Planing Mills, Sash and Door
Factory and Plant for the Manufacture
of Ready-Made Houses.

Royal City Mills, New Westminster

Saw Mill, Planing Mill, Shingle Mill,
Sash and Door and Box Factory.

STEAMERS: Active, Etta White, Comet, Belle, Firefly, Eagle and Dart . . .

LOGGING CAMPS: Rock Bay (3), Bear River, Salmon River, Granite Point

NW
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GENERAL INFORMATION

IN CONNECTION WITH THE MANUFACTURING, CONSTRUCTION AND METHOD OF ORDERING OUR READY-MADE HOUSES

Material

All material used is specially selected, thoroughly seasoned and subjected to the most rigid inspection.

Foundation and Steps

The cost of lumber for foundation and steps is not included in the prices quoted, owing to the variation in the height of the same, and to the fact that a number of buildings are erected on stone, cement or brick foundations. We will be pleased, however, to give an estimate of the cost of lumber for this purpose, if furnished with the length of posts required and the height from the ground to the sill, together with the information as to whether the boarding is to be placed horizontally or perpendicularly, and if the sweep or concave effect is desired. With boarding placed horizontally, band-sawn pieces are necessary for supports, and the cost of this method is therefore considerably greater than if same is perpendicular. The space under the house can be utilized to good advantage if the foundation is made of sufficient height. In connection with the foundation, it might be mentioned that, in the "Settlers' Series," cedar blocks 6"×6"×18" are included in the price quoted, and, when laid on their flat and leveled, make a good support for the sills, and avoids the extra expense for a foundation, such as shown in these designs.

Sills

These are fitted and numbered.

Inside Studding, Flooring and Ceiling Joists, Plates, Rafters, etc.

Are cut to the correct lengths from patterns, and, where necessary, are marked so as to prevent the possibility of any mistake being made in assembling them in their respective places. They are put up in convenient bundles and stamped with their house number, so that in the event of there being a variety of designs in one shipment, no confusion can occur.

Roofing and Underflooring Boards

These are not cut to any particular length, owing to the small space between the joists and rafters, but a sufficient amount is supplied to cover the surface.

Flooring and Ceiling

Are also supplied in the same manner as the roofing.

Finish

All lumber and factory work for the interior and exterior finish necessary for the completion of these dwellings is included, with the exception of the foundation and steps already mentioned.

Shingles

No. 1 Cedar Shingles only are furnished.

Windows

Are glazed and the sashes numbered and fitted in their frames before packing.

Doors

All outside doors are fitted and have their locks and hinges in place. The frames for the inside doors being shipped in the knock-down, these doors cannot be fitted, but all hinges and locks are included in the box of hardware which goes with each design.

Sections, Numbering and Painting

These comprise the outer walls of the houses, and, in the "Town House Series," are composed of two outer thicknesses of lumber with tar-paper between the courses, and are lined on the inside of the section studs with another course of lumber to receive a lath and plaster or a cheese-cloth and wall-paper finish, while the sections of the "Settlers' Series" are double-boarded on the outside and inside, and have tar-paper between the courses on the outside covering, and building-paper between the courses of the inside covering, thus completing the section without further finish. They are thoroughly tested in order to ascertain that all parts are complete and accurately fitted; this applies particularly to the interlocking joints, which are a feature peculiar to this system. They are then placed in their respective positions on the sills, and when the last or locking section is in position the walls support themselves. The sections are then numbered on the inside and corresponding numbers stamped on the place occupied by them on the sill. While this work is in progress, the outside walls of the "Town House" are receiving a first-class priming coat of paint; but in the "School-House" and "Settlers' Series," the sections belonging thereto are painted on both sides of the wall, and when thoroughly dry are then ready for shipment. In the "School House" and in the "C" and "D" designs of the "Settlers' Series" the partitions are made in the form of sections, which, in each instance, receive a priming coat of paint.

Chimneys

With the exception of the iron chimneys shown in the cuts of the "Settlers' Series," chimneys are not supplied, as where a brick chimney is wanted bricks can be procured at a lower cost than the freight would amount to if shipped a long distance.

Hardware

All hardware, such as hinges, locks, bolts, washers and screws, is included in the box of supplies mentioned in the tally-sheet. Nails for the roofing, shingles, flooring, finishing, etc., are not included for the same reason as given in connection with chimneys.

Cheese-Cloth and Wall-Paper Finish

If this style of finish is adopted credit is given for the lath, and the difference in the cost of material required to cover the inside walls (partitions) and ceilings is shown as an extra in the published prices in connection with each design. It should be remembered, however, that the cheese-cloth should be tacked on to the walls and not pasted to them; the paper only is pasted to the cheese-cloth.

V-Joint Finish

Should it be desired to finish with this class of material, the cost of the lath and wainscoting is deducted, and the difference is shown as an extra in the same manner as mentioned above.

Paper

Is only furnished in the manufactured sections, and not for double floor nor for under the shingles.

Sash Balances

Specially constructed sash balances, permitting both bottom and top sash to be raised or lowered and left in any desired position, are placed in the frames and ready for attaching to the sash at an extra cost, per set (4 for each pair of sash), of.....\$2 50

Tools

Only such as are in common use are required.

Tally-Sheet

A printed tally-sheet is shown in the working plan, describing minutely the disposition of each item and enabling the purchaser to check and place his material in the most convenient manner for purposes of erection.

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<https://archive.org/details/31383021061224>

Floor Plans

Realizing the difficulty of devising a plan of rooms that would meet with general acceptance, we have suggested an arrangement in the designs shown in this catalogue, for which ample material is furnished, that will permit of minor changes being made by the intending purchaser without creating extra expense. Such changes, however, if increasing the number of doors, windows or other material, would of necessity be an addition to our published price. On the other hand, if the contemplated changes call for reduced quantities, we will be pleased to allow a credit for the same. Should these suggestions be followed, we would require a pencil sketch showing the proposed alterations, so as to determine whether the cost would be increased or otherwise, and, in the event of purchase, where to locate the windows and outside doors if the changes affected their situation. It must be mentioned in this connection that in the designs where rooms are provided on the upper floor space, that no change can be made in the situation of the stairs, owing to the fact that they are built expressly for the location shown in the plans. The "Settlers' Series" and "School House Series" have inside partitions made on the sectional principle, while with the "Town House Series," studding is provided as in those of ordinary construction.

Working Plan

An illustrated working or key plan is furnished with each design purchased, and enables anyone having an ordinary knowledge of tools to erect these buildings without difficulty.

ROYAL CITY PLANING MILLS BRANCH,

BOX 740, VANCOUVER, B. C.

Or

THE B. C. MILLS, TIMBER & TRADING CO.,

BOX 235, WINNIPEG, MAN.

Labor

Two men should be able to enclose these buildings in from one to four days, according to the size of the plan adopted.

Designs

Additional sections may be arranged for in order to increase the length of any of these buildings, and prices for such additions may be obtained on application. Alterations affecting the height or width cannot be made, as these would require an unlimited increase in the stocks carried; but we shall be pleased to give an estimate on the cost of any design embodying our principles of construction, provided the business offered is in sufficient quantity.

Ordering

Intending purchasers living in Manitoba or the North-West Territories may obtain these houses through the dealers in their respective districts; this will be found advantageous, on account of the space occupied by the different designs, varying from one to six houses per car.

Addresses

The houses shown in this catalogue are carried in stock at our Royal City Planing Mills Branch in Vancouver, and all orders or communications regarding them should be addressed:

The British Columbia Mills, Timber and Trading Co.,

Head Office: VANCOUVER, BRITISH COLUMBIA

Designs of Ready-Made Houses

Showing .. .

Elevations and Floor Plans

SETTLERS' SERIES READY-MADE HOUSES.

Designs "A," "B," "C," and "D."

This series of our houses has been designed with a view of meeting the requirements of the incoming settler or miner, during the early days of his career in a new country, with a small and inexpensive dwelling which is capable of withstanding the various changes of climate.

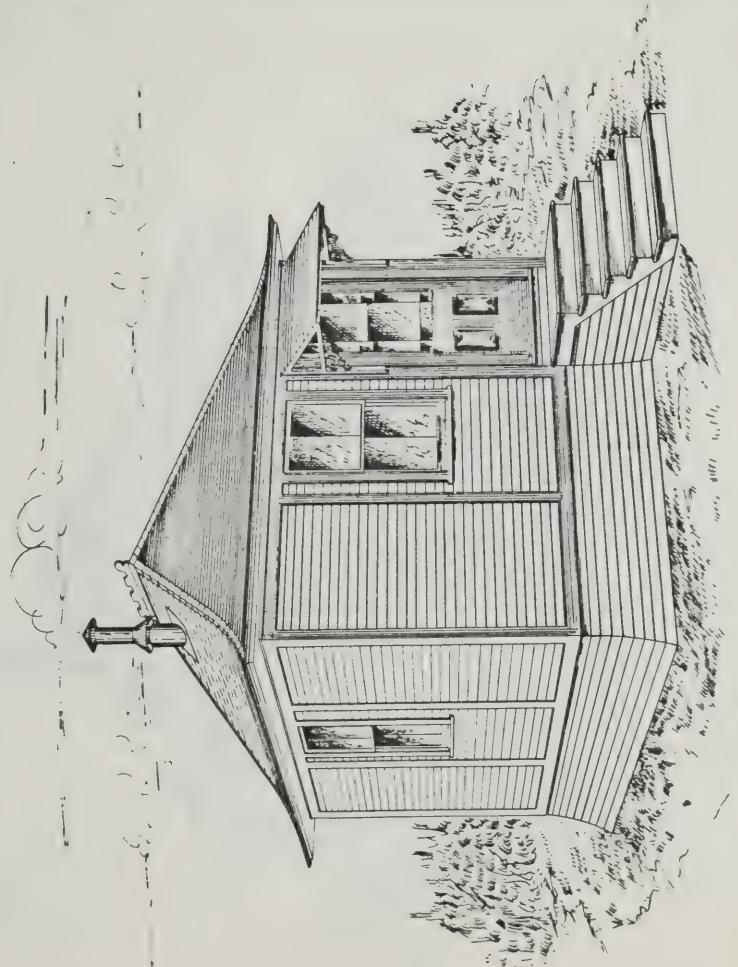
These structures have not only been sold to settlers in various parts of Manitoba and the Northwest Territories, but many have been erected by artisans in the cities, and where a neat, durable and cheap cottage is required, they will be found all that can be desired.

A few of the many advantages that may be claimed for this new system of house-building, particularly as applied to the "Settlers' Series," may be enumerated as follows:—Cheapness, combined with high-class material and workmanship; the saving of time effected in erection; and the convenience with which the structure is prepared for transportation. This latter feature will be more fully appreciated when the location of the home is a long distance from the distributing point.

By following the very definite instructions given in the working plans of our designs which are furnished to the purchaser, anyone possessing a knowledge of the use of common tools will be able to put one of these buildings together and have it ready for occupation within from one to six days, according to size.

The prices quoted for these structures do not include the cost of ceilings, for the reason that as this class of dwelling is usually erected in the spring of the year, we have thought it advisable to allow free access between the ceiling joists and the roof for storing purposes. Should, however, it be desired to have material on hand to close in the ceilings in the fall of the year, we furnish V-joint matched to correspond with the walls, at the cost mentioned on page following Design "D."

For particulars as to construction, etc., see notes under head of "General Information."



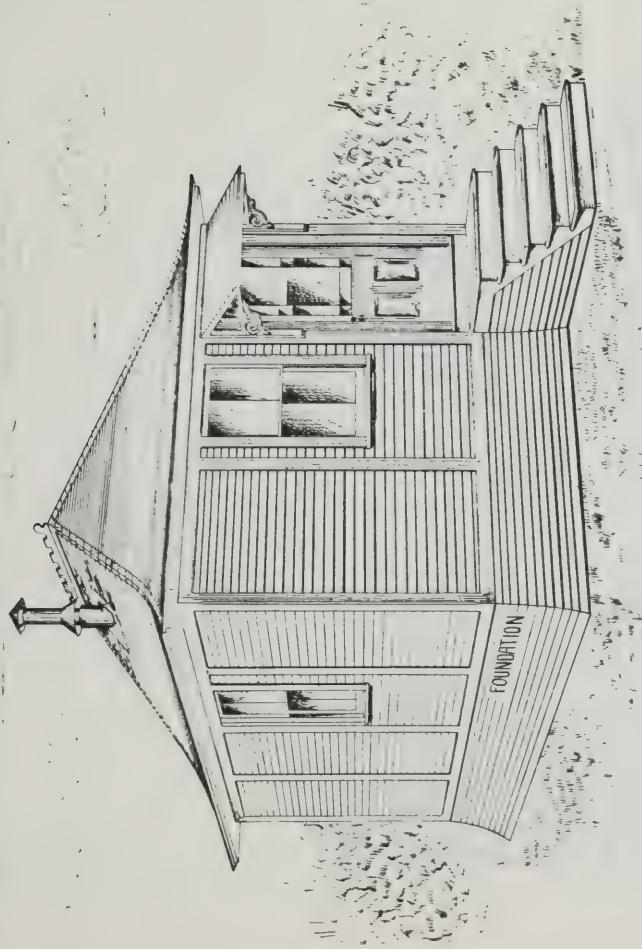
DESIGN A

12'0" x 12'0"

B.C.M.T. CO.
VANCOUVER
B.C.



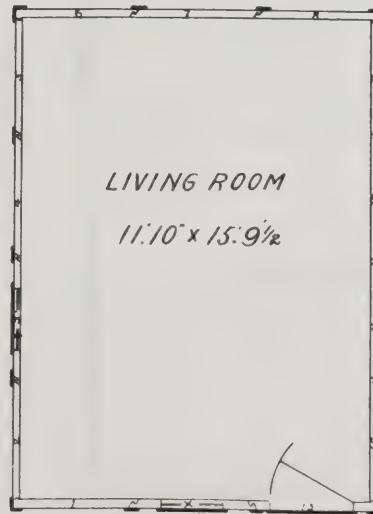
For price, etc., see page following Design "D."



DESIGN-B

12' x 16' 2"

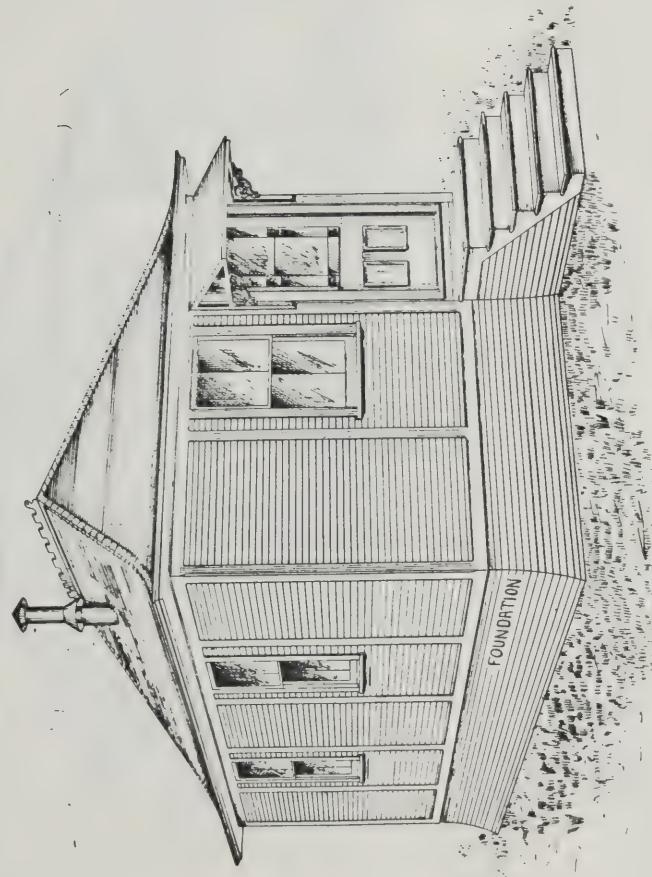
B.C.M.T. & T C°
VANCOUVER
B.C.



LIVING ROOM

11' 10" x 15' 9 1/2"

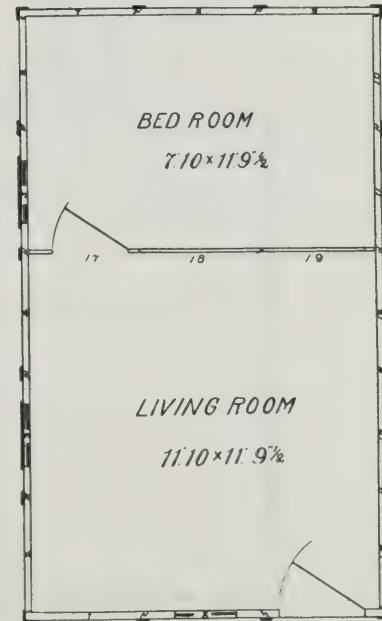
For price, etc., see page following Design "D."



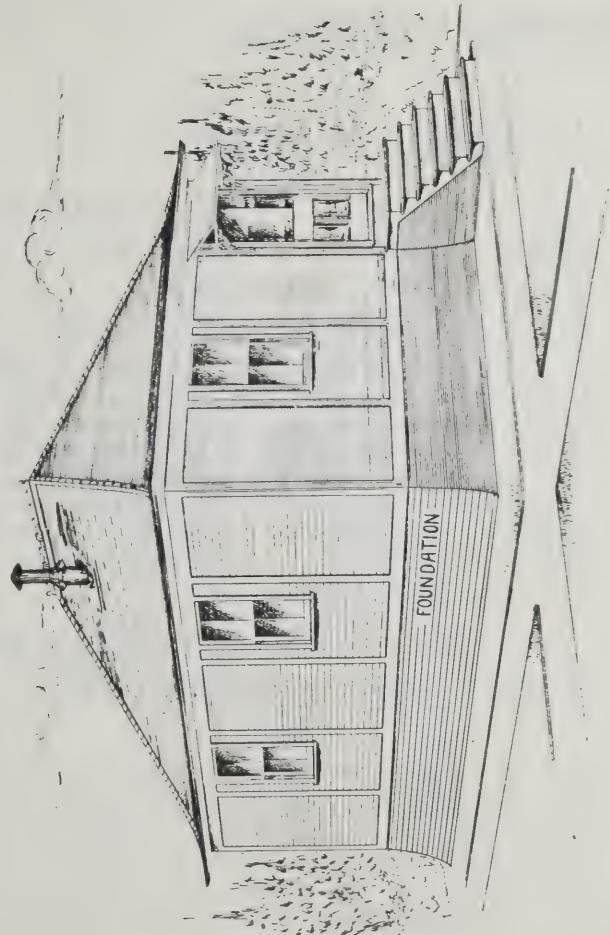
DESIGN C.

12' x 20"

B.C.M.T. & T CO.
VANCOUVER
B.C.



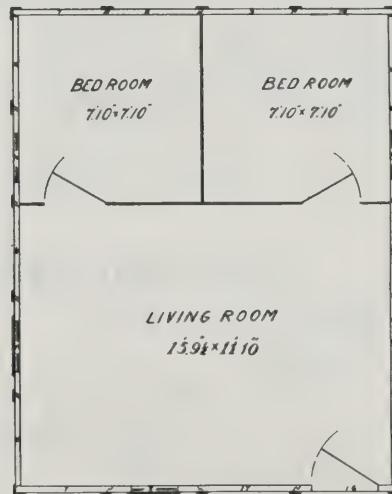
For price, etc., see page following Design "D."



DESIGN-D

—10' x 20'

B.C.M.T. & T C^o
VANCOUVER
B.C.



For price, etc., see page following.

SETTLERS' SERIES READY-MADE HOUSES.

DESIGN "A," 12'x 12'—ONE ROOM.

DESIGN "B," 12'x 16'—ONE ROOM.

DESIGN "A"

Price, f.o.b. Vancouver, B. C.,....\$100/00

EXTRAS.

1 by 3 V-joint matched material for ceiling.... \$ 4 00

Storm Sash—When desired, we furnish all windows with numbered storm sash, which are given a priming coat of paint and glazed, rabbeted, fitted, supplied with ventilators, and having moulded side-strips with buttons to hold in place, at an extra cost of..... 5 50

Scaffolding—Extra..... 3 00

DESIGN "B"

Price, f.o.b. Vancouver, B. C.,....\$125/00

EXTRAS.

1 by 3 V-joint matched material for ceiling.... \$ 5 00

Storm Sash—When desired, we furnish all windows with numbered storm sash, which are given a priming coat of paint and glazed, rabbeted, fitted, supplied with ventilators, and having moulded side-strips with buttons to hold in place, at an extra cost of..... 8 50

Scaffolding—Extra..... 3 00

DESIGN "C," 12'x 20'—TWO ROOMS.

DESIGN "D," 16'x 20'—THREE ROOMS.

DESIGN "C"

200.00

Price, f.o.b. Vancouver, B. C.,....\$160.00

EXTRAS.

1 by 3 V-Joint matched material for ceiling.... \$ 6 00

Storm Sash—When desired, we furnish all windows with numbered storm sash, which are given a priming coat of paint and glazed, rabbeted, fitted, supplied with ventilators, and having moulded side-strips with buttons to hold in place, at an extra cost of..... 8 50

Scaffolding—Extra..... 3 50

DESIGN "D"

250.00

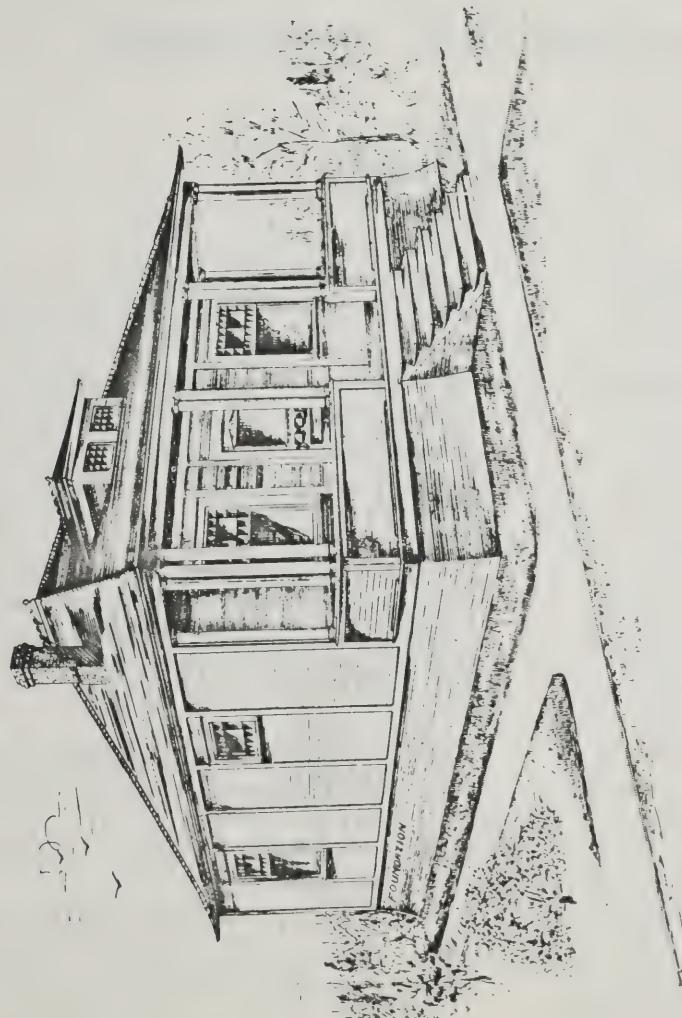
Price, f.o.b. Vancouver, B. C.,....\$200.00

EXTRAS.

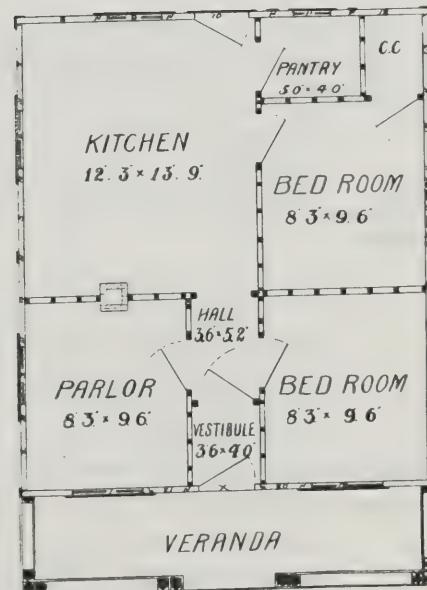
1 by 3 V-joint matched material for ceiling.... \$ 8 00

Storm Sash—When desired, we furnish all windows with numbered storm sash, which are given a priming coat of paint and glazed, rabbeted, fitted, supplied with ventilators, and having moulded side-strips with buttons to hold in place, at an extra cost of..... 13 50

Scaffolding—Extra..... 4 00



Design ~ H ~
— 21' 6" 20' 0" —
— INCLUDING VERANDA —
B.C.M.T. & T CO.
VANCOUVER
B.C.



For price, etc., see over.

TOWN HOUSE SERIES READY-MADE HOUSES.

Design "H"—21' 6" x 29'

Having received numerous enquiries for a cottage which would present an artistic appearance and be suited to the requirements of the towns in the West, while being moderate in price, we have prepared amongst others this town cottage, known as design "H." This dwelling contains four rooms and pantry, with a vestibule forming part of the hall, which affords protection in case of severe weather.

The verandah in front, with roof supported by turned columns, and the dormer window above give a pleasing effect and makes the house an ornament wherever placed, and the width of the building permits of its being erected on a 25-foot lot.

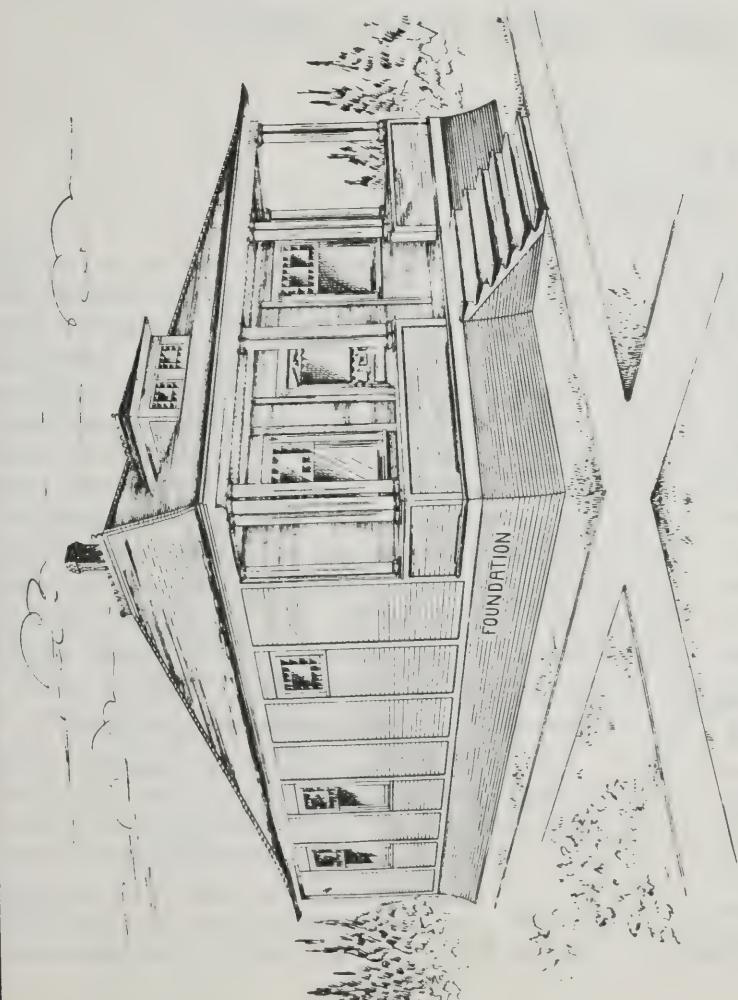
For further particulars as to construction, etc., see notes under head of "General Information."

440.00

Price, f.o.b. Vancouver, B. C., \$400.00

If the purchaser is unable to secure the services of a plasterer, he may cover his ceilings and the surfaces of his inside walls (partitions) with lumber, at an extra cost, in either of the following methods:—

| | |
|--|--------|
| 1. Shiplap for inside walls (partitions) and ceilings, which will permit of their receiving a cheese-cloth and wall-paper finish | 157.80 |
| 2. Shiplap for inside walls (partitions) only, and 1 by 3 V-joint fir for ceilings. This method saves the expense of cheese-cloth and wall-paper for the ceilings. | 221.60 |
| 3. Lined throughout with 1 by 3 V-joint fir, which can be finished with oil, varnish or paint. If this course is adopted we would recommend that common building-paper be placed under the V-joint on the lining of outside walls, so as to secure the extra warmth attained by finishing the walls with either plaster or cheese-cloth and wall-paper | 68.50 |
| Storm Sash —When desired, we furnish all windows with numbered storm sash, which are given a priming coat of paint and glazed, rabbeted, fitted, supplied with ventilators, and having moulded side strips with buttons to hold in place, at an extra cost of | 25.00 |
| Scaffolding Extra. | 5.00 |

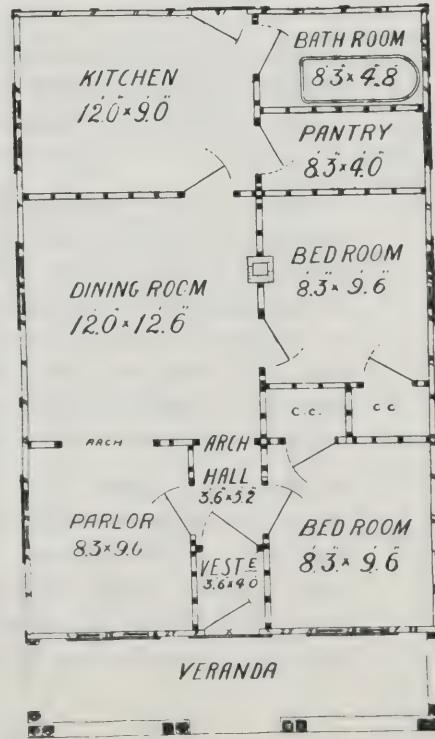


DESIGN "J-

21'6" x 37'0"

INCLUDING VERANDA

B.C.M.T. & T. C.
VANCOUVER
B.C.



For price, etc., see over.

TOWN HOUSE SERIES READY-MADE HOUSES.

Design "J"—21' 6" x 37'

This is one of our most popular designs, and is intended to occupy a 25-foot lot. Particular attention is called to the general artistic appearance of the exterior, which is largely due to its admirable proportions and the pleasing effect created by the verandah being built across the entire front of the house, which is supported by groups of columns, having as their base an exceedingly handsome breastwork. The interior arrangements have been designed with a view to meet the requirements of a family who prefer compactness and convenience rather than large rooms, necessitating extra expenditure for furnishing and heating.

For particulars as to construction, etc., see notes under head of "General Information." *550.00*

Price, f.o.b., Vancouver, B. C.,.... \$500.00

If the purchaser is unable to secure the services of a plasterer he may cover his ceilings and the surfaces of his inside walls (partitions) with lumber, at an extra cost, in either of the following methods:—

1. Shiplap for inside walls (partitions) and ceilings, which will permit of their receiving a cheese-cloth and wall-paper finish..... *27.00* ~~8.25~~

2. Shiplap for inside walls (partitions) only, and 1 by 3 V-joint fir for ceilings. This method saves the expense of cheese-cloth and wall-paper for the ceilings..... *36.38* ~~8.00~~

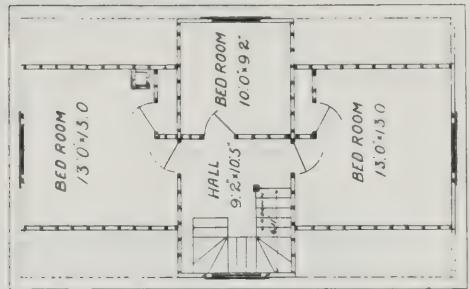
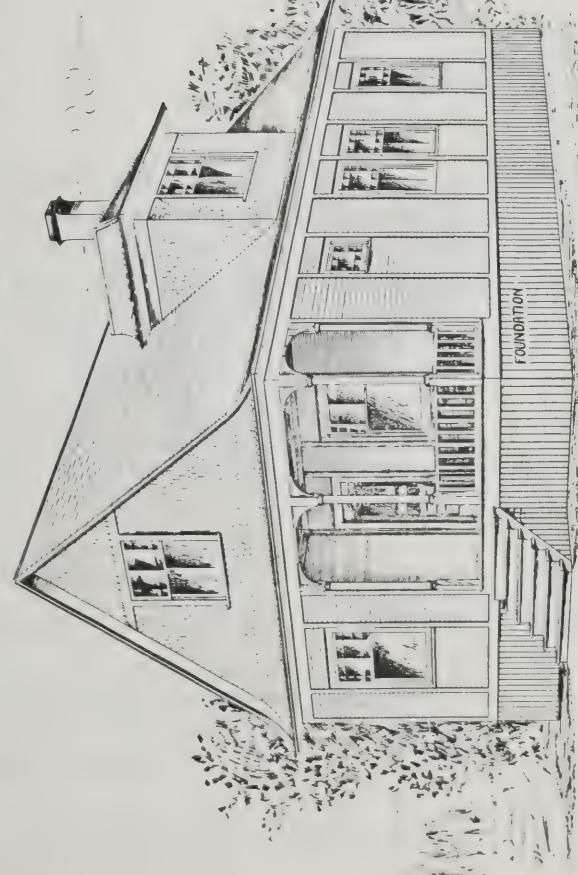
3. Lined throughout with 1 by 3 V-joint fir, which can be finished with oil, varnish or paint. If this course is adopted, we would recommend that common building-paper be placed under the V-joint on the lining of outside walls, so as to secure the extra warmth attained by finishing the walls with either plaster or cheese-cloth and wall-paper

98.75

~~70.00~~

Storm Sash—When desired, we furnish all windows with numbered storm sash, which are given a priming coat of paint and glazed, rabbeted, fitted, supplied with ventilators, and having moulded side-strips with buttons to hold in place, at an extra cost of..... *27.50*

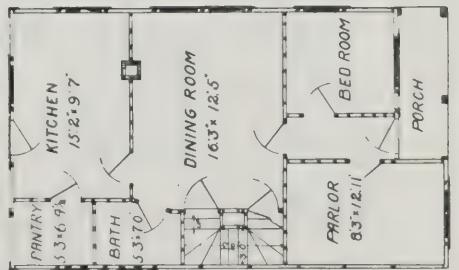
Scaffolding—Extra..... *5.50*



SECOND FLOOR PLAN

DESIGN
J-J
21'6" x 36'0"

B.C.M.T. & T C^o
VANCOUVER
B.C.



GROUND FLOOR PLAN

For price, etc., see over.

TOWN HOUSE SERIES READY-MADE HOUSES.

Design "JJ"—21' 6" x 36'

A successful effort has been made in this design to provide extra accommodation without the necessity of increasing the width of the house, and admits of the structure being placed on a 25-foot lot. Our suggestive plan shows that a large number of rooms may be obtained, including no less than four bed-rooms, with parlor, living-room and kitchen. This has been accomplished without any detraction from the general appearance of the structure, and the design can be confidently recommended to any man with a family who desires a comfortable and inexpensive home.

For particulars as to construction, etc., see notes under head of "General Information."

~~780.00~~

Price, f.o.b. Vancouver, B. C., \$650.00

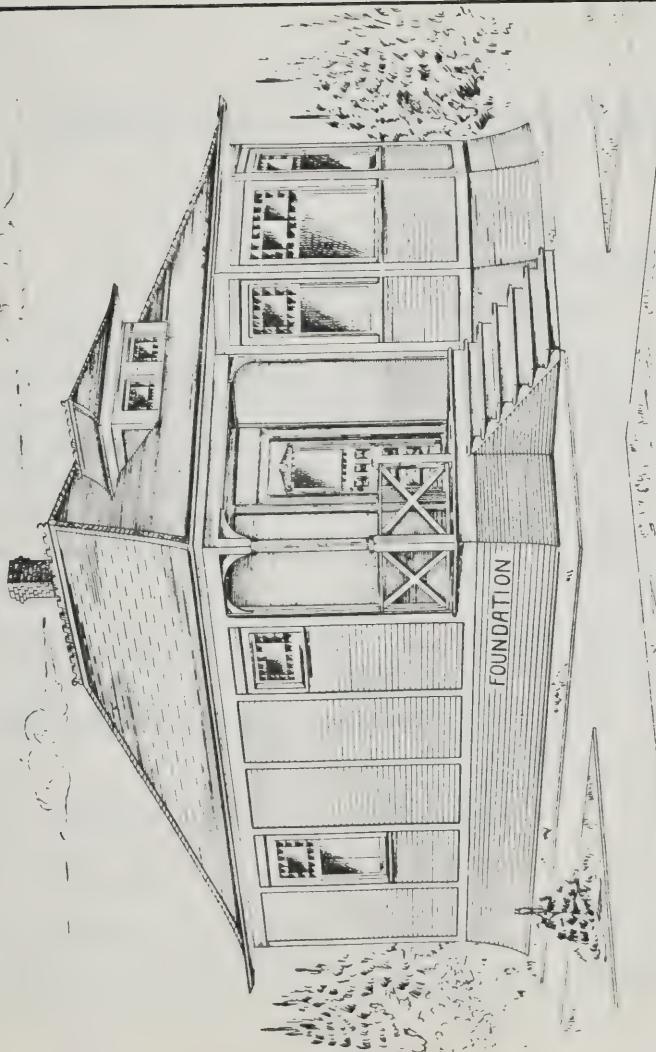
If the purchaser is unable to secure the services of a plasterer he may cover his ceilings and the surfaces of his inside walls (partitions) with lumber, at an extra cost, in either of the following methods:—

1. Shiplap for inside walls (partitions) and ceilings, which will permit of their receiving a cheese-cloth and wall-paper finish. ~~\$ 445.00~~ 39.60

| | |
|---|---------------------------|
| 2. Shiplap for inside walls (partitions) only, and 1 by 3 V-joint fir for ceilings. This method saves the expense of cheese-cloth and wall-paper for the ceiling. | \$ 42.50 52.35 |
| 3. Lined throughout with 1 by 3 V-joint fir, which can be finished with oil, varnish or paint. If this course is adopted, we would recommend that common building-paper be placed under the V-joint on the lining of outside walls, so as to secure the extra warmth attained by finishing the walls with either plaster or cheese-cloth and wall-paper | 42.00 122.80 |

Storm Sash —When desired, we furnish all windows with numbered storm sash, which are given a priming coat of paint and glazed, rabbeted, fitted, supplied with ventilators, and having moulded side-strips with buttons to hold in place, at an extra cost of. 50.00

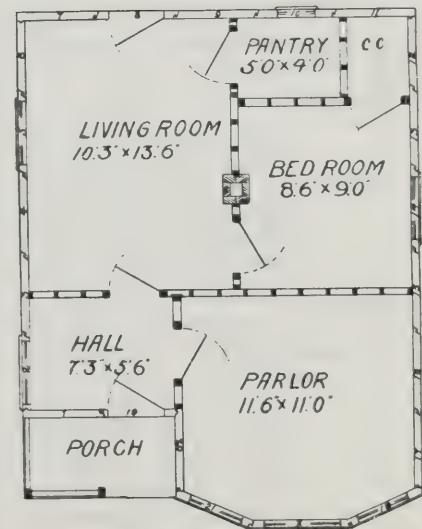
Scaffolding Extra. 6.50



DESIGN K

20.0" x 25.6"
INCLUDING BAY WINDOW

B.C.M.T. & C^o
VANCOUVER
B.C.



For price, etc., see over.

TOWN HOUSE SERIES READY-MADE HOUSES.

Design "K"—20' x 25' 6"

A small cottage suitable for erection on a 25-foot lot. It has a bay window, which adds materially to its appearance, a small hall, three other rooms and a pantry. The size and cost do not adequately convey any idea of the value of this house. To anyone requiring a small dwelling a slight study of this plan will convince them of the advantage of this design.

For particulars as to construction, etc., see notes under head of "General Information."

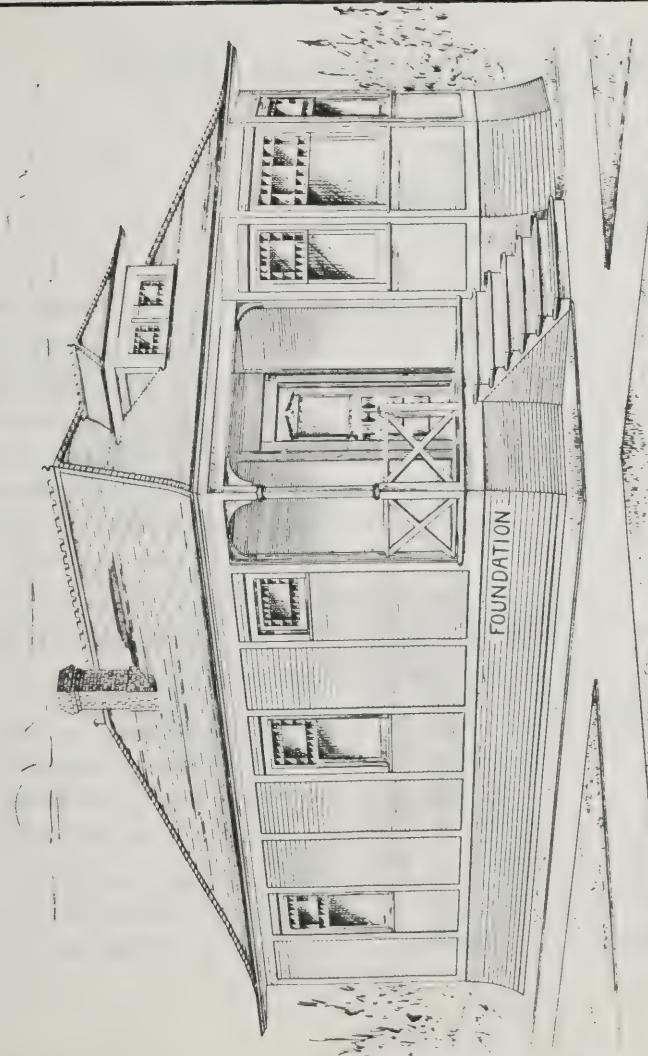
400.00

Price, f.o.b. Vancouver, B. C., ~~\$350.00~~

If the purchaser is unable to secure the services of a plasterer he may cover his ceilings and the surfaces of his inside walls (partitions) with lumber, at an extra cost, in either of the following methods:—

1. Shiplap for inside walls (partitions) and ceilings, which will permit of their receiving a cheese-cloth and wall-paper finish..... ~~511.50~~ 137.50

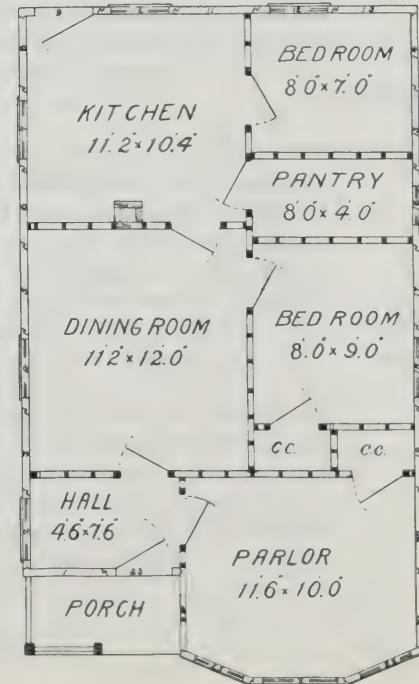
| | |
|---|------------------------------|
| 2. Shiplap for inside walls (partitions) only, and 1 by 3 V-joint fir for ceilings. This method saves the expense of cheese-cloth and wall-paper for the ceilings..... | 20.75 \$ 46.50 |
| 3. Lined throughout with 1 by 3 V-joint fir, which can be finished with oil, varnish or paint. If this course is adopted, we would recommend that common building-paper be placed under the V-joint on the lining of outside walls, so as to secure the extra warmth attained by finishing the walls with either plaster or cheese-cloth and wall-paper | 58.05 42.50 |
| Storm Sash —When desired, we furnish all windows with numbered storm sash, which are given a priming coat of paint and glazed, rabbeted, fitted, supplied with ventilators, and having moulded side-strips with buttons to hold in place, at an extra cost of..... | 24.00 |
| Scaffolding —Extra..... | 4.50 |



DESIGN-L.

20'0" x 33'6"
INCLUDING VERANDA

B.C.M.T. & T.C.
VANCOUVER
B.C.



For price, etc., see over.

TOWN HOUSE SERIES READY-MADE HOUSES.

Design "L"—20' x 33' 6"

A suitable cottage for a 25-foot lot, containing hall, five rooms and pantry.

This dwelling has a shapely bay window in the front, and entrance is from a neat porch into a small hall, which acts as a vestibule in severe weather. Special care has been taken in the construction of the bay window to provide it with the same weather-resisting qualities for which all our houses are noted.

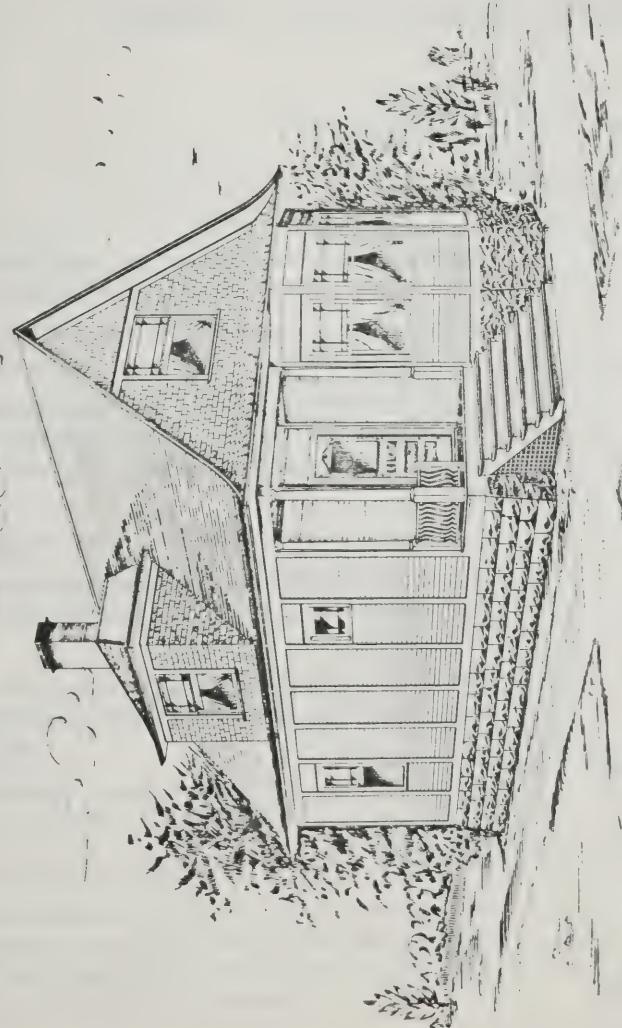
For particulars as to construction, etc., see notes under head of "General Information." *49 10*

Price, f.o.b. Vancouver, B. C., ... \$450 00

If the purchaser is unable to secure the services of a plasterer he may cover his ceilings and the surfaces of his inside walls (partitions) with lumber, at an extra cost, in either of the following methods:—

1. Shiplap for inside walls (partitions) and ceilings, which will permit of their receiving a cheese-cloth and wall-paper finish:..... *23.10* *24.00*

| | |
|--|---------------------------|
| 2. Shiplap for inside walls (partitions) only, and 1 by 3 V-joint fir for ceilings. This method saves the expense of cheese-cloth and wall-paper for the ceilings..... | <i>31.95</i> <i>32.00</i> |
| 3. Lined throughout with 1 by 3 V-joint fir, which can be finished with oil, varnish, or paint. If this course is adopted, we would recommend that common building-paper be placed under the V-joint on the lining of outside walls, so as to secure the extra warmth attained by finishing the walls with either plaster or cheese-cloth and wall-paper | <i>83.78</i> <i>84.00</i> |
| Storm Sash —When desired, we furnish all windows with numbered storm sash, which are given a priming coat of paint and glazed, rabbeted, fitted, supplied with ventilators, and having moulded side-strips with buttons to hold in place, at an extra cost of..... | <i>35 00</i> |
| Scaffolding —Extra..... | <i>5 50</i> |

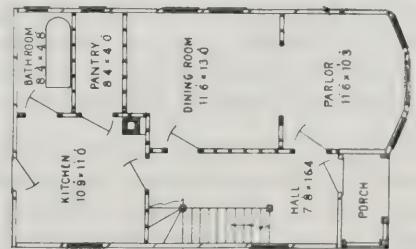
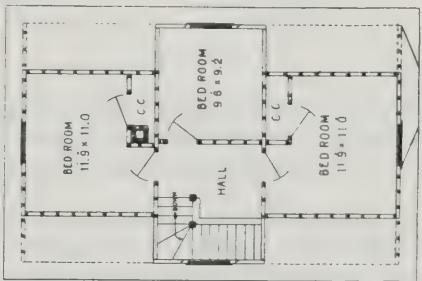


—DESIGN—

—LL—

20'4" x 33'10"
INCLUDING BAY WINDOW

B.C.M.T. & T. Co.
VANCOUVER
B.C.



For price, etc., see over.

TOWN HOUSE SERIES READY-MADE HOUSES.

Design "L L"—20'x 33'6"

For compactness and convenience this design has attracted a great deal of attention.

The verandah effect and entrance to the house is created by a recess at the side adjoining the bay.

The ground-floor arrangement provides for a hall, parlor, dining-room, kitchen, pantry and bath-room. The parlor and dining-room are connected by an archway.

On the upper floor three bed-rooms are provided.

A dormer window is placed on each side of the roof, one to light the stairway and the other the middle bedroom.

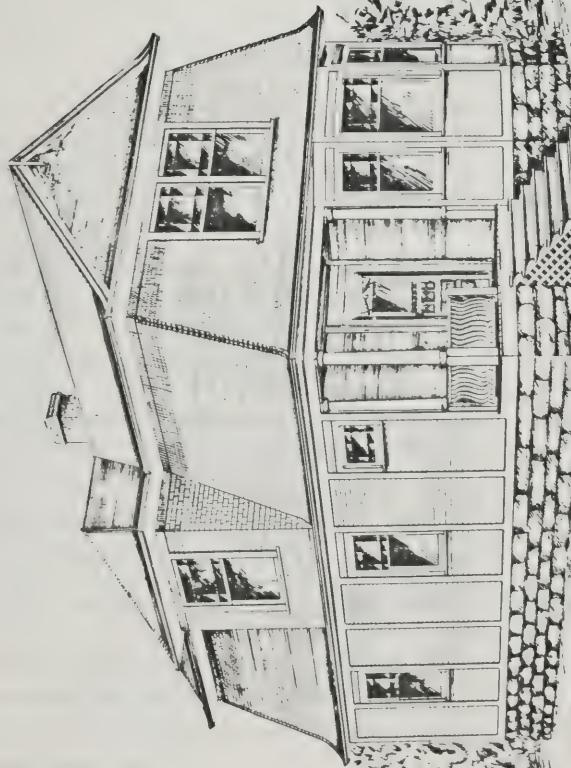
Another important feature connected with this dwelling is the fact that its width permits of its being erected on a 25-foot lot.

For particulars as to construction, etc., see notes under head of "General Information."

Price, f.o.b. Vancouver, B. C., ... \$650.00

If the purchaser is unable to secure the services of a plasterer, he may cover his ceilings and the surfaces of his inside walls (partitions) with lumber, at an extra cost, in either of the following methods:

| | | |
|---|----------|-------|
| 1. Shiplap for inside walls (partitions) and ceilings, which will permit of their receiving a cheese-cloth and wall-paper finish..... | \$ 50.00 | 35.25 |
| 2. Shiplap for inside walls (partitions) only, and 1 by 3 V-joint fir for ceilings. This method saves the expense of cheese-cloth and wall-paper for the ceilings..... | \$ 10.00 | 48.45 |
| 3. Lined throughout with 1 by 3 V-joint fir, which can be finished with oil, varnish or paint. If this course is adopted, we would recommend that common building-paper be placed under the V-joint on the lining of outside walls, so as to secure the extra warmth attained by finishing the walls with either plaster or cheese-cloth and wall-paper | \$ 10.00 | 15.25 |
| Storm Sash —When desired, we furnish all windows with numbered storm sash, which are given a priming coat of oil, and glazed, rabbeted, fitted, supplied with ventilators, and having moulded side-strips with buttons to hold in place, at an extra cost of | 47.50 | |
| Scaffolding Extra | 6.00 | |



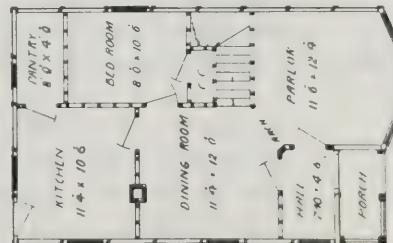
DESIGN

LLL

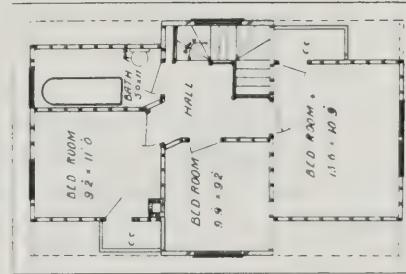
$20'4\frac{1}{2}'' \times 33' - 10\frac{1}{4}''$

INCLUDING BAY WINDOW

B.C.M.T. & T. Co.
VANCOUVER
B.C.



GROUND FLOOR PLAN



SECOND FLOOR PLAN

For price, etc., see over.

TOWN HOUSE SERIES READY-MADE HOUSES.

Design "LLL"

An excellent home, suitable for a 25-foot lot. Particular attention has been given to securing in this design the maximum amount of space at the minimum of expense.

The rooms are a good size and well lighted. The exterior of the house has a most pleasing effect, which is obtained by the use of simple detail. The parlor and dining-room are connected by a large opening. A stairway leads from the dining-room to the second floor, which contains three bed-rooms and a bath-room, and together with a bed-room down stairs, makes a house suitable for a fair sized family.

For further particulars as to construction, etc., see notes under head of "General Information." *795.00*

Price, f.o.b. Vancouver, B. C., \$700.00

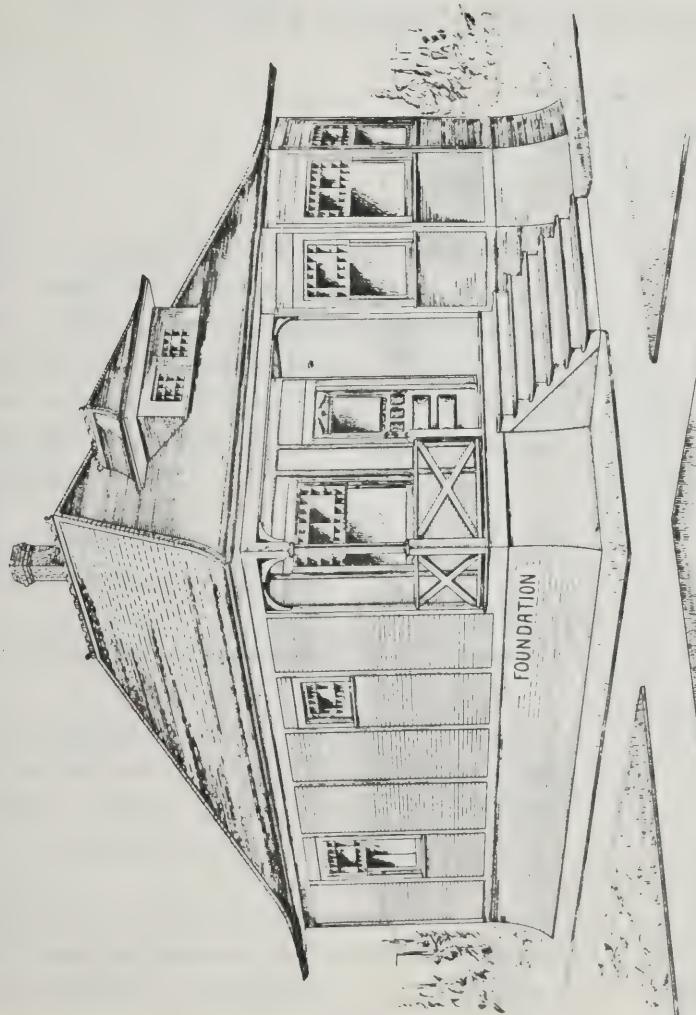
If the purchaser is unable to secure the services of a plasterer he may cover his ceilings and the surfaces of his inside walls (partitions) with lumber, at an extra cost, in either of the following methods:—

1. Shiplap for inside walls (partitions) and ceilings, which will permit of their receiving a cheese-cloth and wall-paper finish. *81.50* ~~8.50~~

| | | |
|---|---------------|-------------------|
| 2. Shiplap for inside walls (partitions) only, and 1 by 3 V-joint fir for ceilings. This method saves the expense of cheese-cloth and wall-paper for ceilings. | <i>74.10</i> | 8.00 |
| 3. Lined throughout with 1 by 3 V-joint fir, which can be finished with oil, varnish or paint. If this course is adopted, we would recommend that common building-paper be placed under the V-joint on the lining of the outside walls, so as to secure the extra warmth attained by finishing the walls with either plaster or cheese-cloth and wall-paper | <i>139.15</i> | 118.00 |

Storm Sash—When desired, we furnish all windows with numbered storm sash, which are given a priming coat of oil and glazed, rabbeted, fitted, supplied with ventilators, and have moulded side-strips with buttons to hold them in place, at an extra cost of *55.00*

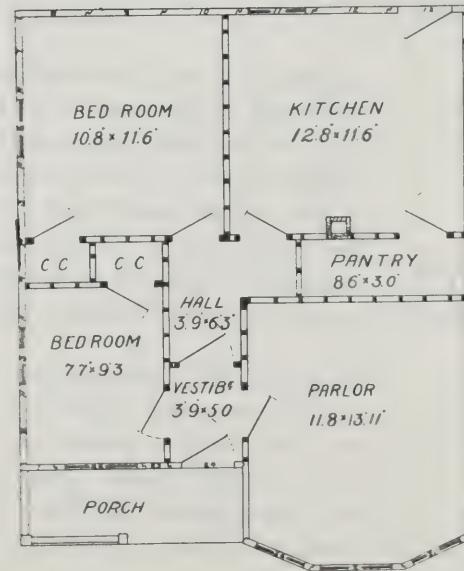
Scaffolding Extra. *6.00*



DESIGN-M.

24'0" x 29'6"
-INCLUDING BAY WINDOW

B.C.M.T.T.C.^o
VANCOUVER



For price, etc., see over.

TOWN HOUSE SERIES READY-MADE HOUSES.

Design "M" — 24' x 29' 6"

This is a good roomy cottage, containing parlor, kitchen, pantry and two bed-rooms, with hall and vestibule. It is designed for erection in places where the size of the lot is not limited to 25 feet. Where a neat, attractive and comfortable home is desired at a moderate expense, this design will be found to fully meet all requirements.

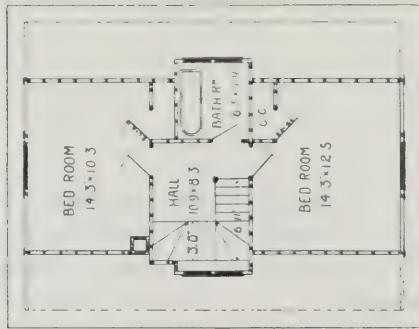
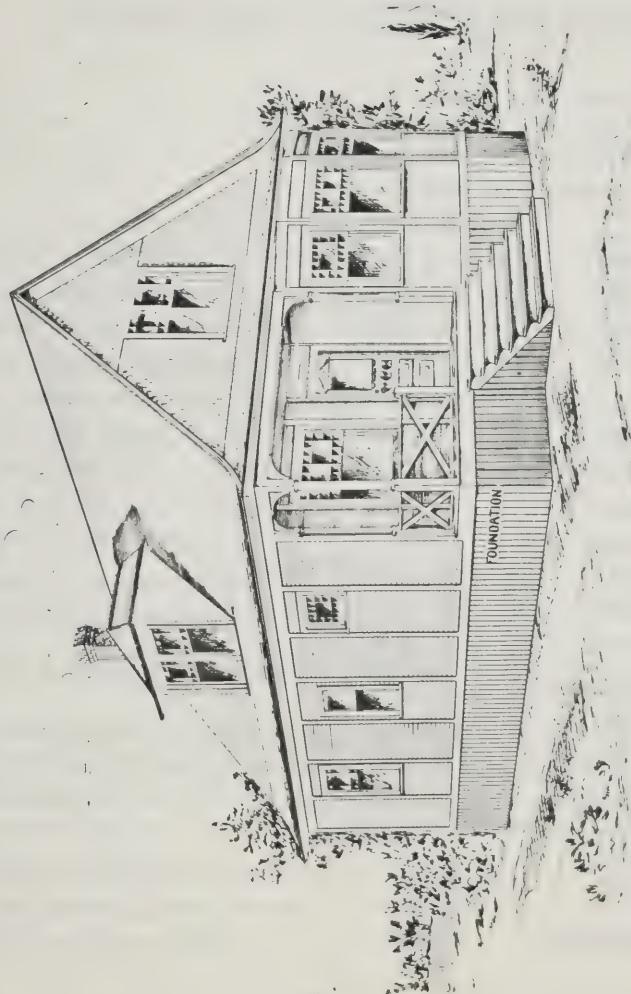
For particulars as to construction, etc., see notes under head of "General Information."

49 50
Price, f.o.b. Vancouver, B. C., \$450.00

If the purchaser is unable to secure the services of a plasterer he may cover his ceilings and the surfaces of his inside walls (partitions) with lumber, at an extra cost, in either of the following methods:—

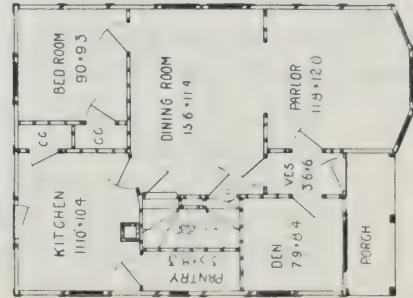
1. Shiplap for inside walls (partitions) and ceilings, which will permit of their receiving a 26.00 cheese-cloth and wall-paper finish \$ ~~25.00~~

| | |
|---|---------------------------|
| 2. Shiplap for inside walls (partitions) only, and 1 by 3 V-joint fir for ceilings. This method saves the expense of cheese-cloth and wall-paper for the ceilings..... | \$ 25.00 33.35 |
| 3. Lined throughout with 1 by 3 V-joint fir, which can be finished with oil, varnish or paint. If this method is adopted, we would recommend that common building-paper be placed under the V-joint on the lining of outside walls, so as to secure the extra warmth attained by finishing the walls with either plaster or cheese-cloth and wall-paper | 87.05 45.00 |
| Storm Sash —When desired, we furnish all windows with numbered storm sash, which are given a priming coat of paint and glazed, rabbeted, fitted, supplied with ventilators, and having moulded side-strips with buttons to hold in place, at an extra cost of..... | 32.50 |
| Scaffolding Extra..... | 5.50 |



SECOND FLOOR PLAN

DESIGN
M-M
24'0" x 33'6"
INCLUDING VERANDA
B.C.M.T. & T.C.
VANCOUVER
B.C.



GROUND FLOOR PLAN

For price, etc., see over.

TOWN HOUSE SERIES READY-MADE HOUSES.

Design "MM"—24' x 33' 6"

In this design arrangements have been made to provide for a second floor containing two bed-rooms and a large bath-room. These provisions make this one of the most desirable cottages for town use, and while the provisions above referred to have necessitated an alteration in the general roof design of our houses, it will be found that the attractive appearance is still maintained. The width of this structure would require a lot of greater width than 25 feet to accommodate it.

For particulars as to construction, etc., see notes under head of "General Information."

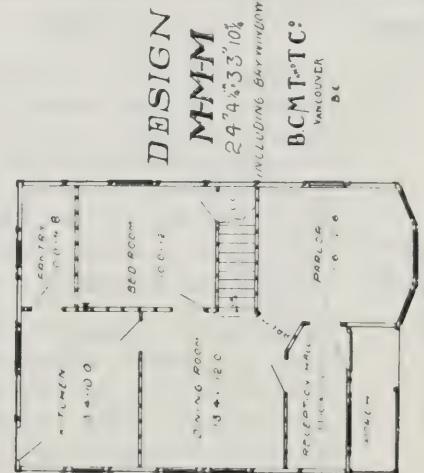
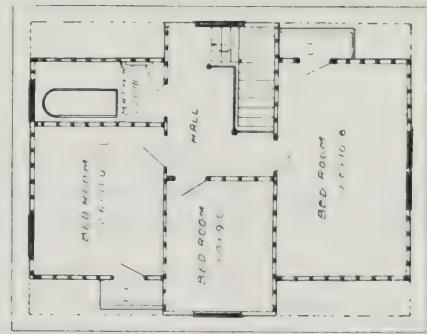
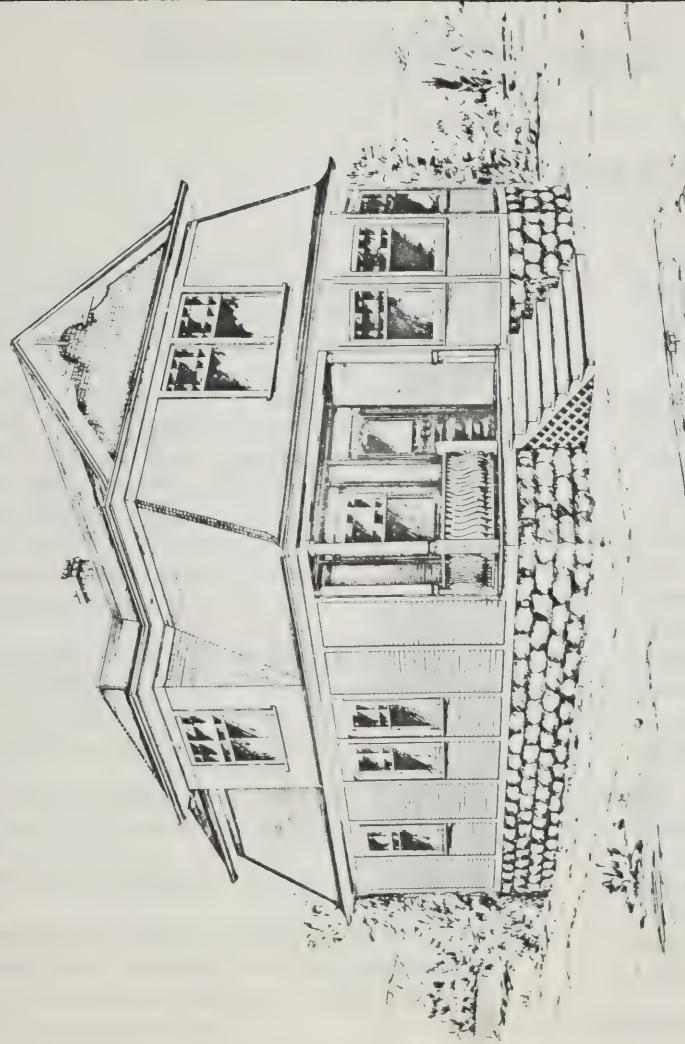
770.00

Price, f.o.b. Vancouver, B. C.,....\$675.00

If the purchaser is unable to secure the services of a plasterer he may cover his ceilings and the surfaces of his inside walls (partitions) with lumber, at an extra cost, in either of the following methods:—

1. Shiplap for inside walls (partitions) and ceilings, which will permit of their receiving a cheese-cloth and wall-paper finish \$ 39.50

| | |
|---|----------------------|
| 2. Shiplap for inside walls (partitions) only, and 1 by 3 V-joint fir for ceilings. This method saves the expense of cheese-cloth and wall-paper for the ceilings..... | \$ 53.80 |
| 3. Lined throughout with 1 by 3 V-joint fir, which can be finished with oil, varnish or paint. If this course is adopted, we would recommend that common building-paper be placed under the V-joint on the lining of outside walls, so as to secure the extra warmth attained by finishing the walls with either plaster or cheese-cloth and wall-paper | 124.75 |
| | \$ 102.00 |
| Storm Sash —When desired, we furnish all windows with numbered storm sash, which are given a priming coat of paint and glazed, rabbeted, fitted, supplied with ventilators, and having moulded side-strips with buttons to hold in place, at an extra cost of..... | 55.00 |
| Scaffolding —Extra..... | 6.50 |



DESIGN
MM
24' 7" x 33' 10"
INCLUDING BAY WINDOW
BY
B. C. M. T. C.
VANCOUVER
B.C.

For price, etc., see over.

TOWN HOUSE SERIES READY-MADE HOUSES.

Design "MMM"

In this dwelling we have a modern house, with seven rooms, as well as bath-room, pantry and hall, its strong, compact style being especially noteworthy.

The porch and bay window effect makes a very attractive front, while two large dormer windows on each side of the building add most materially to the general appearance of the structure. The first floor contains a dining-room, parlor (these are connected by a large opening), kitchen, one bed-room and pantry. The second floor has three good sized bed-rooms and a bath-room opening on to a commodious landing.

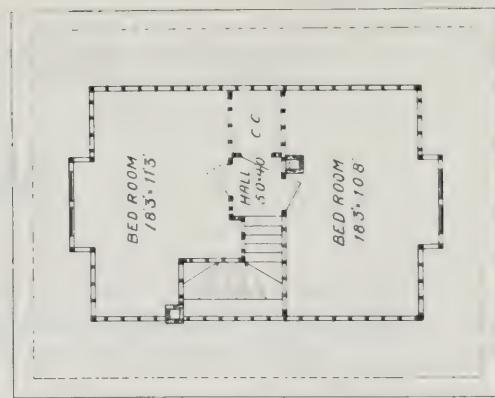
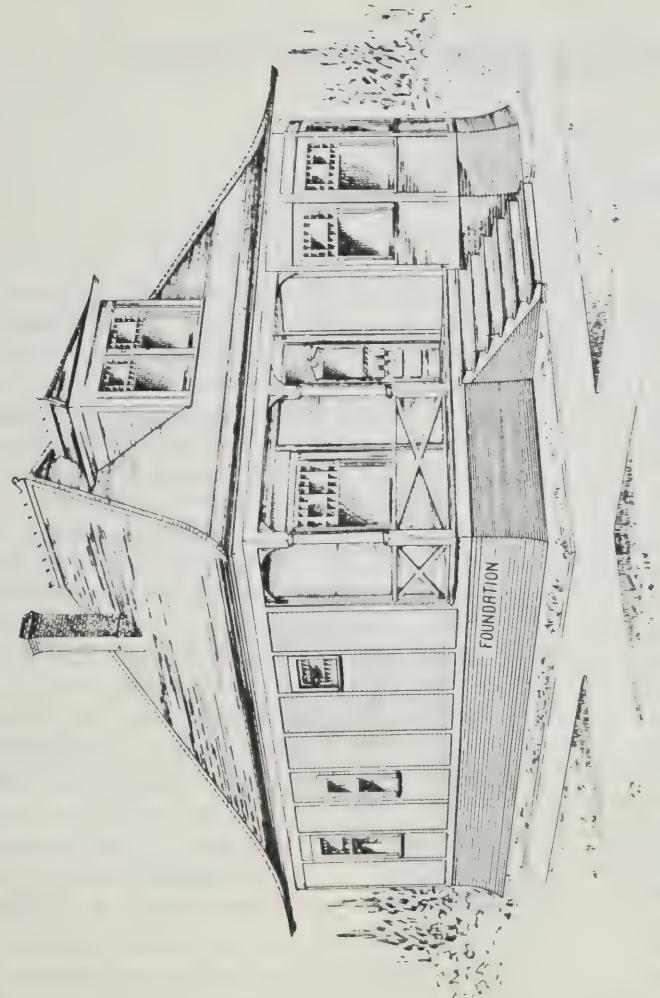
A lot of greater width than 25 feet will be required to accommodate this design, but it is admirably adapted for erection on one of 33 feet or wider, for which purpose it has been particularly designed.

For further particulars as to construction, etc., see notes under head of "General Information." **840.00**

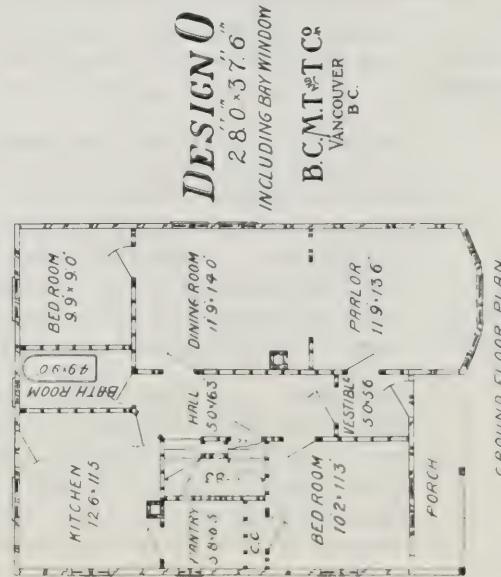
Price, f.o.b. Vancouver, B. C., \$700.00

If the purchaser is unable to secure the services of a plasterer he may cover his ceilings and the surfaces of his inside walls (partitions) with lumber, at an extra cost, in either of the following methods:—

| | |
|---|------------------------------------|
| 1. Shiplap for inside walls (partitions) and ceilings, which will permit of their receiving a cheese-cloth and wall-paper finish..... | 56.50 50.00 |
| 2. Shiplap for inside walls (partitions) only, and 1 by 3 V-joint fir for ceilings. This method saves the expense of cheese-cloth and wall-paper for the ceilings..... | 84.48 44.00 |
| 3. Lined throughout with 1 by 3 V-joint fir, which can be finished with oil, varnish or paint. If this course is adopted, we would recommend that common building-paper be placed under the V-joint on the lining of the outside walls, so as to secure the extra warmth attained by finishing the walls with either plaster or cheese-cloth and wall-paper | 158.00 100.00 |
| Storm Sash —When desired, we furnish all windows with numbered storm sash, which are given a priming coat of oil and glazed, rabbeted, fitted, supplied with ventilators, and have moulded side-strips with buttons to hold them in place, at an extra cost of | 65.00 |
| Scaffolding —Extra..... | 8.00 |



SECOND FLOOR PLAN



GROUND FLOOR PLAN

DESIGN 0

2' 8" 0" x 3' 7" 6"

INCLUDING BAY WINDOW

B.C.M.T. & T. C.
VANCOUVER
B.C.

For price, etc., see over.

TOWN HOUSE SERIES READY-MADE HOUSES.

Design "O"—28' x 37' 6"

A cottage which provides a large amount of accommodation. Owing to its width of 28 feet, it would require a 33-foot lot to properly accommodate it. Every care has been taken to provide the maximum of comfort and convenience, and special attention is directed to the second floor plan, which provides for two bed-rooms of a good size without interference with our special style of construction. The light for these rooms is secured by large dormer windows placed at each end. They are carefully designed to be in keeping with the pitch of the roof, and add most materially to the attractive appearance of the structure.

It will also be noted that, if desired, the parlor and dining-room can be made into one room, and that if a cellar is required, the entrance to same can be obtained below the main stairway, and convenient to the kitchen.

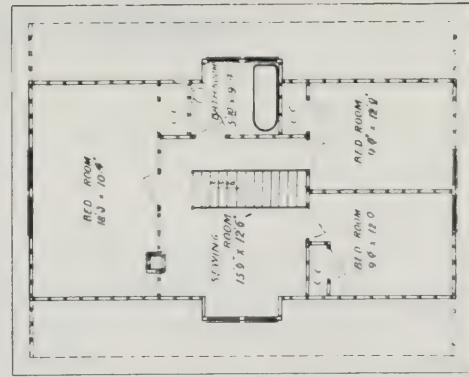
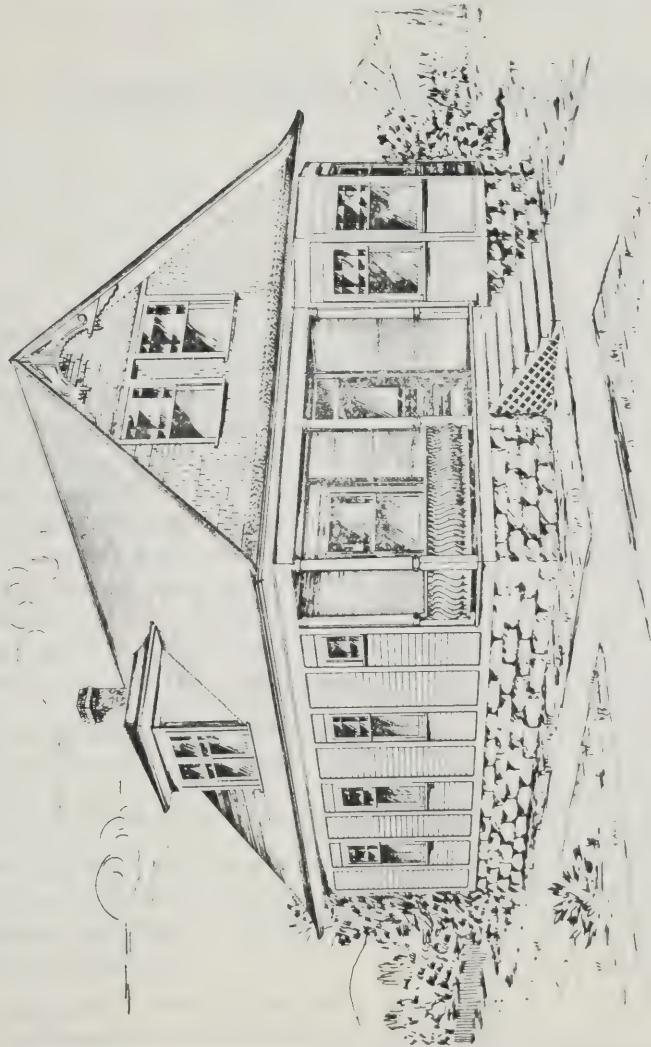
This structure contains seven rooms, besides hall, vestibule, pantry and bath-room.

For particulars as to construction, etc., see notes under head of "General Information." *828:00*

Price, f.o.b. Vancouver, B. C., \$700.00

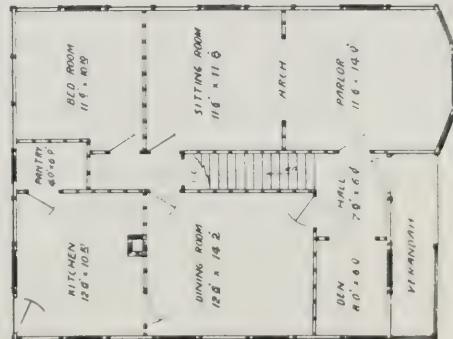
If the purchaser is unable to secure the services of a plasterer he may cover his ceilings and the surfaces of his inside walls (partitions) with lumber, at an extra cost, in either of the following methods:—

| | |
|---|------------------------------------|
| 1. Shiplap for inside walls (partitions) and ceilings, which will permit of their receiving a cheese-cloth and wall-paper finish..... | <i>57.60</i> \$70.00 |
| 2. Shiplap for inside walls (partitions) only, and 1 by 3 V-joint fir for ceilings. This method saves the expense of cheese-cloth and wall-paper for the ceilings..... | <i>72.40</i> 82.80 |
| 3. Lined throughout with 1 by 3 V-joint fir, which can be finished with oil, varnish or paint. If this course is adopted, we would recommend that common building-paper be placed under the V-joint on the lining of outside walls, so as to secure the extra warmth attained by finishing the walls with either plaster or cheese-cloth and wall-paper | <i>175.25</i> 144.00 |
| Storm Sash —When desired, we furnish all windows with numbered storm sash, which are given a priming coat of paint and glazed, rabbeted, fitted, supplied with ventilators, and having moulded side-strips with buttons to hold in place, at an extra cost of..... | <i>52.50</i> |
| Scaffolding Extra..... | <i>6.50</i> |



SECOND FLOOR PLAN

DESIGN
-QO-
BCMT^oTC^o
VANCOUVER
BC



GROUNDFLOOR PLAN

For price, etc., see over.

TOWN HOUSE SERIES READY-MADE HOUSES.

Design "OO"

This dwelling is an enlargement of our "O" design, and contains a number of interesting features. From the cosy den and hall the stairway ascends directly to the second floor, opening on to a large and well lighted landing. A large sewing-room located in the spacious dormer, three bed-rooms, closets and bath-room occupy the balance of the second story floor space. The dining-room and parlor on the first floor, like our other designs, are joined by a large opening, which adds to the attractiveness of the general arrangement. While in appearance it is unpretentious, yet it is a thoroughly practical plan and a style of structure that is always in demand.

For further particulars as to construction, etc., see notes under head of "General Information."

880.50

Price, f.o.b. Vancouver, B. C., \$760.00

If the purchaser is unable to secure the services of a plasterer he may cover his ceilings and the surfaces of his inside walls (partitions) with lumber, at an extra cost, in either of the following methods:—

1. Shiplap for inside walls (partitions) and ceilings, which will permit of their receiving a cheese-cloth and wall-paper finish..... \$ 620.50

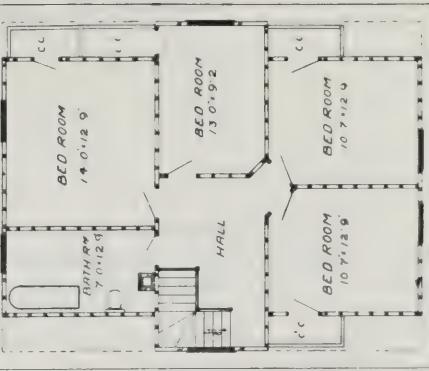
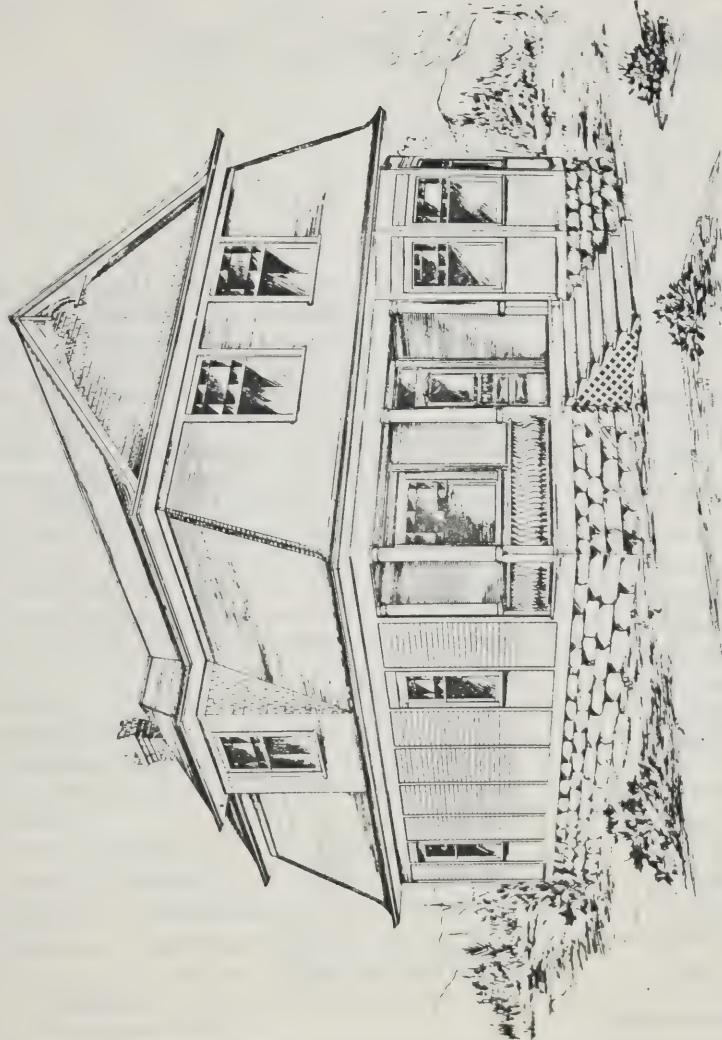
2. Shiplap for inside walls (partitions) only, and 1 by 3 V-joint fir for ceilings. This method saves the expense of cheese-cloth and wall-paper for ceilings..... \$ 89.25

3. Lined throughout with 1 by 3 V-joint fir, which can be finished with oil, varnish or paint. If this course is adopted, we would recommend that common building-paper be placed under the V-joint on the lining of the outside walls, so as to secure the extra warmth attained by finishing the walls with either plaster or cheese-cloth and wall-paper..... \$ 179.50

Storm Sash—When desired, we furnish all windows with numbered storm sash, which are given a priming coat of oil and glazed, rabbeted, fitted, supplied with ventilators, and have moulded side-strips with buttons to hold them in place, at an extra cost of

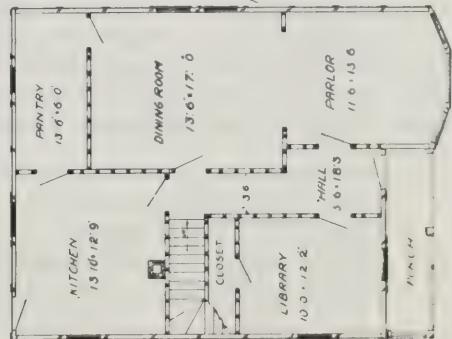
70.00

Scaffolding—Extra..... \$ 7.00



SECOND FLOOR PLAN

DESIGN
0-0-0
 $28\frac{1}{4} \times 37\frac{1}{4}$
INCLUDING BATH/STOOP
B.C.M.T.C.
VANCOUVER
B.C.



GROUND FLOOR PLAN

For price, etc., see over.

TOWN HOUSE SERIES READY-MADE HOUSES.

Design "000"

In this, our largest design, we have an attractive two-story dwelling provided with spacious rooms. Care has been taken to see that they open out into the halls, a very important detail in a house of this size. By having a large opening between the dining-room and parlor we have conformed to the modern idea of comfort and convenience. The second floor is reached by a neat stairway starting from the further end of the hall and leading to a good sized landing, which is provided with ample light from the dormer window. Four large bedrooms, bath-room and closets comprise the second floor. Special attention has been given to the location of the bath-room, which is situated directly over the kitchen and obviates the necessity for extra expense in plumbing connections.

The doorway between the pantry and dining-room is also a convenient feature.

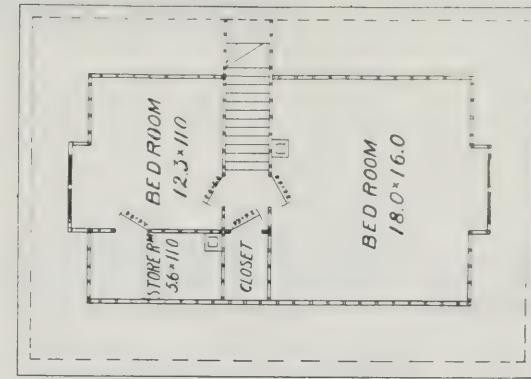
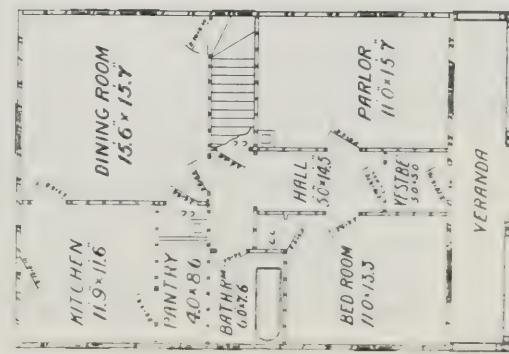
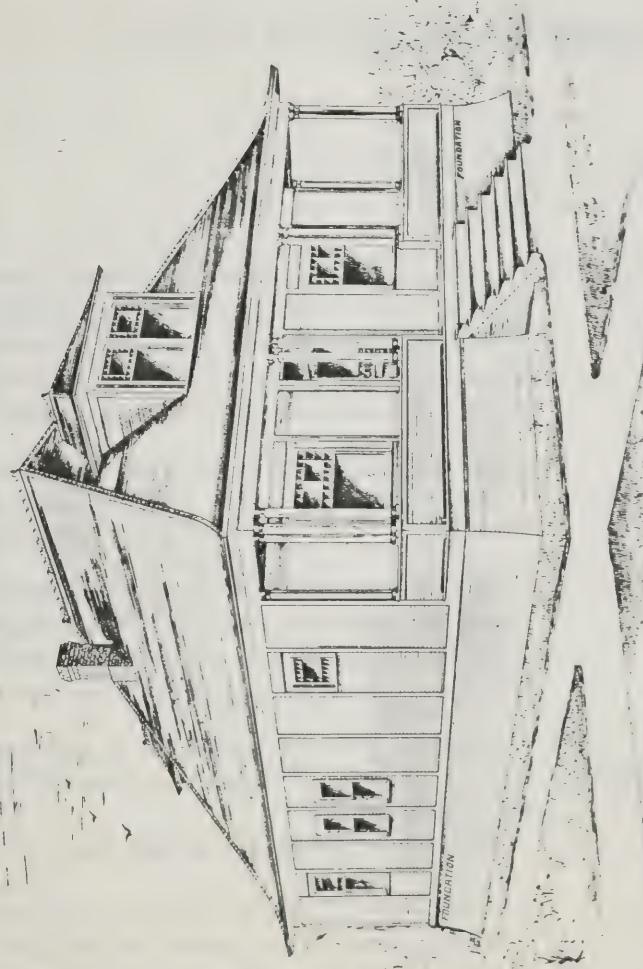
Special attention might be directed to the strength and solidity of this design, making it most suitable for a permanent home.

For further particulars as to construction, etc., see notes under head of "General Information." ~~950.00~~

Price, f.o.b. Vancouver, B. C., \$825.00

If the purchaser is unable to secure the services of a plasterer he may cover his ceilings and the surfaces of his inside walls (partitions) with lumber, at an extra cost, in either of the following methods:—

| | |
|---|-----------------------------|
| 1. Shiplap for inside walls (partitions) and ceilings, which will permit of their receiving a cheese-cloth and wall-paper finish..... | \$44.00 64.00 |
| 2. Shiplap for inside walls (partitions) only, and 1 by 3 V-joint fir for ceilings. This method saves the expense of cheese-cloth and wall-paper for ceilings..... | 73.00 95.50 |
| 3. Lined throughout with 1 by 3 V-joint fir, which can be finished with oil, varnish or paint. If this course is adopted, we would recommend that common building-paper be placed under the V-joint on the lining of the outside walls, so as to secure the extra warmth attained by finishing the walls with either plaster or cheese-cloth and wall-paper | 112.00 197.10 |
| Storm Sash —When desired, we furnish all windows with numbered storm sash, which are given a priming coat of oil and glazed, rabbeted, fitted, supplied with ventilators, and have moulded side-strips with buttons to hold them in place, at an extra cost of | 70.00 |
| Scaffolding —Extra..... | 8.50 |



For price, etc., see over.

TOWN HOUSE SERIES READY-MADE HOUSES.

Design "P"—28'x41'

The many requests we have had for a structure similar in appearance to that of design "J," but giving more accommodation in the ground-floor arrangement, as well as being provided with rooms in the upper-floor space, has decided us in introducing this plan.

The interior is so arranged that should a basement be provided, access to it can be obtained by stairs running below the main stairway.

The ground-floor is composed of a vestibule, hall, parlor, dining-room, kitchen, pantry, bath-room and two closets, while the upper-floor is provided with two large bed-rooms, closet and store-room.

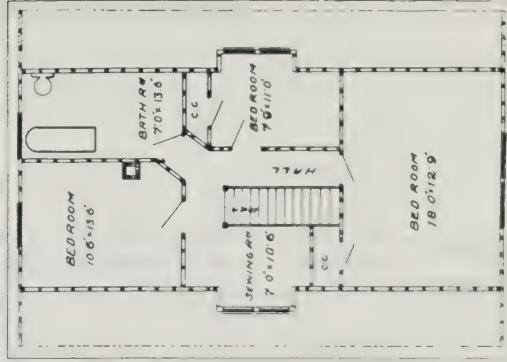
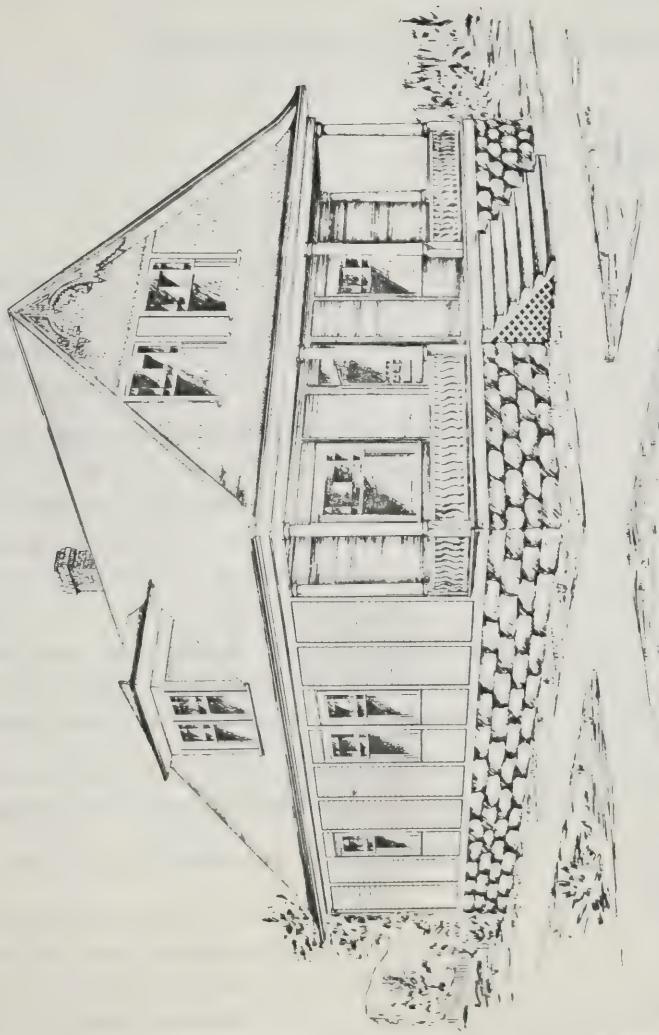
For particulars as to construction, etc., see notes under head of "General Information."

850.00

Price, f.o.b. Vancouver, B. C., \$725.00

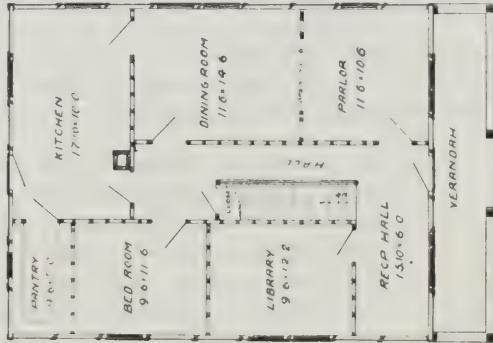
If the purchaser is unable to secure the services of a plasterer he may cover his ceilings and the surfaces of his inside walls (partitions) with lumber, at an extra cost, in either of the following methods:—

| | | |
|---|--------|----------|
| 1. Shiplap for inside walls (partitions) and ceilings, which will permit of their receiving a cheese-cloth and wall-paper finish. | 65.75 | \$ 55.00 |
| 2. Shiplap for inside walls (partitions) only, and 1 by 3 V-joint fir for ceilings. This method saves the expense of cheese-cloth and wall-paper for the ceilings. | 83.85 | 68.00 |
| 3. Lined throughout with 1 by 3 V-joint fir, which can be finished with oil, varnish or paint. If this course is adopted, we would recommend that common building-paper be placed under the V-joint on the lining of outside walls, so as to secure the extra warmth attained by finishing the walls with either plaster or cheese-cloth and wall-paper | 182.25 | 135.00 |
| Storm Sash —When desired, we furnish all windows with numbered storm sash, which are given a priming coat of paint and glazed, rabbeted, fitted, supplied with ventilators, and having moulded side-strips with buttons to hold in place, at an extra cost of. | 47.50 | |
| Scaffolding —Extra. | 7.00 | |



SECOND FLOOR PLAN

DESIGN
PP
28'4" x 47'4"
INCLUDING VERANDA
BCMT^o TC^o
VANCOUVER
B.C.



GROUND FLOOR PLAN

For price, etc., see over.

TOWN HOUSE SERIES READY-MADE HOUSES.

Design "PP"

This structure is the same size as design "P," with the exception that the roof is carried forward to form a gable at both ends, and thus provides additional room in the upper floor space.

The verandah, which extends across the entire front of the building, is supported by heavy columns and a handsome bandsawn balustrade.

A leading feature is the convenience provided by the arrangement of halls, which permits of free access to all the rooms.

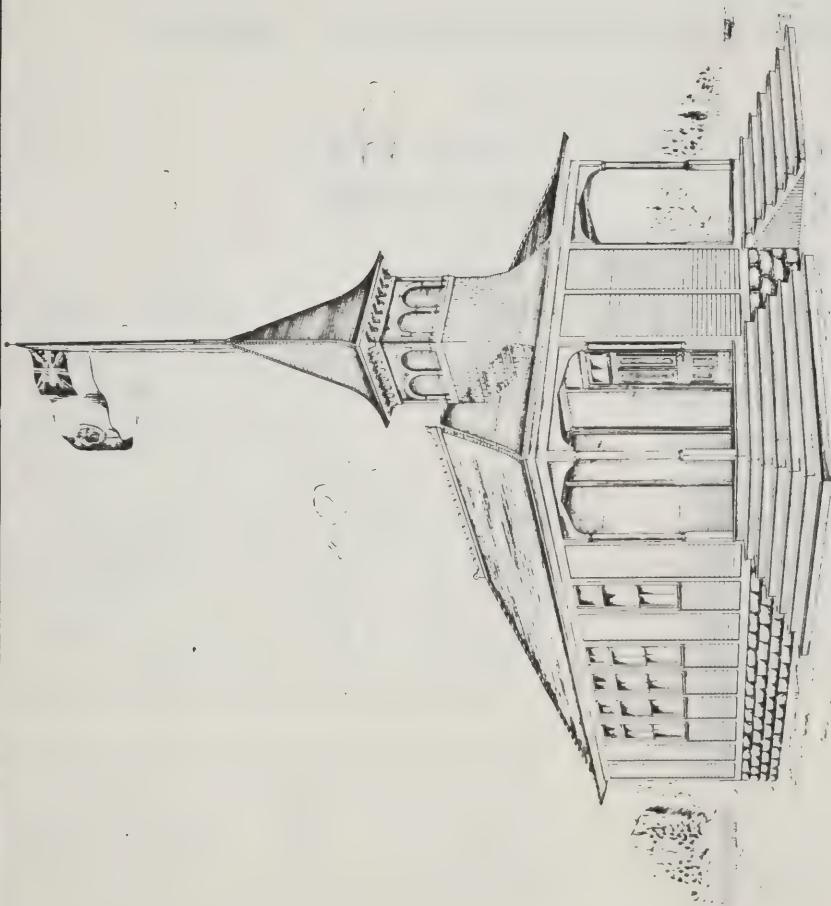
The stairway leads from the reception hall direct to the second floor, and, taken altogether, we consider the interior arrangements of this house are most admirable.

For further particulars as to construction, etc., see notes under head of "General Information." ~~900.00~~

Price, f.o.b. Vancouver, B. C., \$785.00

If the purchaser is unable to secure the services of a plasterer he may cover his ceilings and the surfaces of his inside walls (partitions) with lumber, at an extra cost, in either of the following methods:—

| | |
|---|--|
| 1. Shiplap for inside walls (partitions) and ceilings, which will permit of their receiving a cheese-cloth and wall-paper finish. | 69.25 \$ 58.00 |
| 2. Shiplap for inside walls (partitions) only, and 1 by 3 V-joint fir for ceilings. This method saves the expense of cheese-cloth and wall-paper for ceilings. | 95.10 77.00 |
| 3. Lined throughout with 1 by 3 V-joint fir, which can be finished with oil, varnish or paint. If this course is adopted, we would recommend that common building-paper be placed under the V-joint on the lining of the outside walls, so as to secure the extra warmth attained by finishing the walls with either plaster or cheese-cloth and wall-paper | 195.25 147.00 |
| Storm Sash When desired, we furnish all windows with numbered storm sash, which are given a priming coat of oil and glazed, rabbeted, fitted, supplied with ventilators, and have moulded side-strips with buttons to hold them in place, at an extra cost of | 68.00 |
| Scaffolding —Extra. | 7.00 |



DESIGN FOR
RURAL SCHOOL

24' 0"; 24' 0"

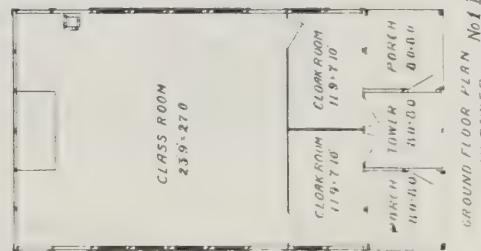
BC M. T. & T. C^o
VANCOUVER
B.C.

CLASS ROOM
23' 9" x 27' 0"

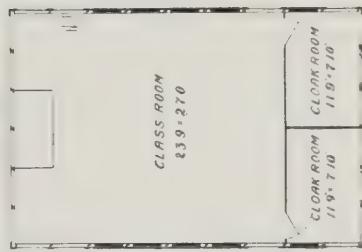
CLASS ROOM
23' 9" x 27' 0"

CLASS ROOM
11' 9" x 7' 10"

CLASS ROOM
11' 9" x 7' 10"



GROUND FLOOR PLAN No 1 Design
WITH TOWER



GROUND FLOOR PLAN No 2 Design
WITHOUT TOWER

For price, etc., see over.

SCHOOL HOUSE SERIES READY-MADE HOUSES.

| | | | |
|---------------|---|---|-----------|
| With Tower | - | - | 24' x 44' |
| Without Tower | - | - | 24' x 36' |

This design is shown as having a tower, and provides a class-room 23' 9" by 27', two cloak-rooms, each 7' 10" by 11' 9", a tower occupying a ground-floor space 8' by 8', and two porches 8' square.

The building can also be utilized in sparsely settled districts as a municipal hall, or even for church purposes, and may be furnished without the tower and porches, when it would appear as the school house built for the British Columbia Government, which is shown as the center-piece in one of the groups of photo-engravings of Ready-Made Houses contained in this publication.

The walls are 10' 6" high and are lined on the inside with matched V-joint, and the partitions for cloak-rooms are furnished in sections, so that the building can be erected in a very short time. Transoms for ventilation purposes are provided for all the windows, and the necessary black-boards for school purposes are supplied.

For particulars as to construction, etc., see notes under head of "General Information."

~~\$700.00~~

Price, with Tower, etc., f.o.b. Vancouver, B. C., ~~\$700.00~~

~~62.50~~

Price, without Tower, etc., f.o.b. Vancouver, B. C., . . . ~~550.00~~

Storm Sash—When desired, we furnish all windows with numbered storm sash, which are given a priming coat of paint and glazed, rabbeted, fitted, supplied with ventilators, and having moulded side strips with buttons to hold in place, at an extra cost of. \$ 52.50

Scaffolding—

Building, with tower, extra. 7.00

Building, without tower, extra. 6.00

Water Closets—

Boys', extra. 66.00

Girls', extra. 62.00

